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**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a **REGULAR PUBLIC HEARING** starting at 6:00 P.M. on **Thursday, September 23<sup>rd</sup>, 2004** in the second floor council chambers of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy, VIZ

**OLD BUSINESS**

**ZB2004-0028** Use Variance to allow creation of permanent living space for 20 single adults at the former One Pocket Billiards at 202 Fourth St, at Hill, a B-4 Zone District. Applicant is Joseph's House & Shelter Inc. 74 Ferry St, Troy, NY 12180.

**NEW BUSINESS**

**ZB2004-0051** Use Variance to allow conversion of a vacant commercial garage building (former Troy News) into an artist work studio for up to 4 artists at 176 Third Street, at Liberty, an R-4 Zone District. Applicant is Larry Kagan, 160 Pawling Ave, Troy, NY 12180.

**ZB2004-0053** Use Variance to allow construction of a two car garage on a vacant lot at 2-4 Erie St, off of Mill St, an R-3 Zone District. Applicant is Nancy Piskutz, 1 Erie St. Troy, NY 12180.

**ZB2004-0054** Major Area Variance to allow width and side setback deficiencies related to a proposal to construct a single family home on a vacant lot between 127 and 143 Gillette Ave, an R-1 Zone District. Applicant is Mario Milanese, 275 Bloomingrove Drive, Troy, NY 12180.

**ZB2004-0055** Use Variance and Major Area Variance to allow conversion of a vacant storefront, formerly a florist shop, into a clothing and CD store, and lot size, setback, and parking deficiencies related to the conversion of a garage into a dwelling unit at 469 6<sup>th</sup> Ave, at 112<sup>th</sup>, an R-3 Zone District. Applicant is Charles Collie, 469 6<sup>th</sup> Ave, Troy, NY 12182.

**ZB2004-0056** Use Variance to allow construction of a one-story concrete block building for use as a tanning salon on the corner of Morrison Avenue and Calder Street, an R-3 Zone District. Applicant is Joe & Barbara Delameter, 28 Stowe Avenue, Troy, NY 12180.

**ZB2004-0057** Special Use Permit to allow conversion of a first floor professional office into a third dwelling unit at 43 Second Street, at State, a B-4 Zone District. Applicant is Erika & Lauren Groff, 43 Second St. Troy, NY 12180.

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, Troy, New York 12180. Telephone: 270-4619. Office Hours are from 8:30 A.M. to 4:30 P.M. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

City of Troy Zoning Board of Appeals

Catherine Conroy, Chairperson